

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
SWS Reisterstown Rd., cor. NW/S \* ZONING COMMISSIONER  
Irving Place \*  
610 Reisterstown Road \* OF BALTIMORE COUNTY  
3rd Election District \*  
2nd Councilmanic District \*  
Legal Owner: 3G Ltd. Partnership \* Case No. 95-416-A  
Contract Purchaser: Papa John's  
International, Petitioner

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance for the property located at 610 Reisterstown Road in the northwestern section (Pikesville) of Baltimore County. The Petition is filed by Brian A. Goldman, 3G Ltd. Partnership, property owner, and Ed Gruber on behalf of Papa John's International Restaurants, Lessee. A sign variance relief is requested from Section 413(2)(f) of the Baltimore County Zoning Regulations (BCZR) to permit a total area of 271.3 sq. ft. of free-standing business signage in lieu of the permitted 100 sq. ft. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1., the plan to accompany the Petition for Variance.

Appearing at the requisite public hearing was Richard E. Matz from Colbert, Matz, Rosenfelt, Inc., engineers. Mr. Matz designed this site plan previously identified. The Petitioner was represented by John B. Gontrum, Esquire. Appearing and testifying as an interested person was Sidney M Friedman, on behalf of the Pikesville Chamber of Commerce.

Testimony and evidence offered was that the subject property comprises that block between Armory Drive to the north and Irving Place to the south on Reisterstown Road. The property is slightly less than 1/2 acre in size and is part of the commercial/office corridor along Reisterstown Road in Pikesville. The property is improved with a large existing building which presently houses three tenants. These tenants are a 7-11 convenient store, a dry-cleaners/tailor and a Papa Johns Pizza Restaurant. A large macadam

ORDER RECORDED FOR FILING

Date

By

RECORDED

parking area occupies the front portion of the site immediately adjacent to Reisterstown Road and provides parking for these tenants.

The photographs submitted at the hearing show the site presently features two free-standing signs. One sign is in front of the 7-11 store and advertises that business. A second sign is located on the south portion of the site, immediately adjacent to the Reisterstown Road/Irving Place intersection. The sign advertises the dry-cleaners/tailor and the business which previously occupied the Papa Johns space. This sign is slightly over 26 ft. in height.

The Petitioner proposes razing that sign and replacing same. The proposed sign is shown on the site plan. It will be 25 ft. in height, slightly less than the present sign's height. The proposed sign will have the logo for the Papa John's Restaurant on top and space for the drycleaners/tailor advertisement immediately below.

Combining the two signs, (existing 7-11 sign and proposed sign) and both sides thereof, the total signage on the site is 271.3 sq. ft. The regulations mandate a maximum of 100 sq. ft. of business signage in this BL-CS-1 zone.

This is another case similar to recent cases before this Zoning Commissioner where a single property is occupied by more than one business. Obviously, restricting these three businesses to 100 sq. ft. of signage is unrealistic, particularly in this commercial corridor. These three businesses should be allowed to properly advertise their location, in a manner consistent with other businesses. I do not find the proposed signs to be out of place and are in character with signage in the area. Restricting the Petitioners to 100 sq. ft. of signage would present the tenants with a real practical difficulty, in that all three businesses need share a double faced (50 sq. ft. side per face) sign. For this reason, the Petition for

Variance shall be granted. Notwithstanding the relief granted, however, certain restrictions will be added to ensure continued compatibility with the neighborhood. First, the proposed new sign will be perpendicular to Reisterstown Road. The existing sign appears to be slightly offset and could be confusing. Secondly, I will restrict all free standing signage to this site to the existing 7-11 sign and the proposed new sign. That is, there will be no free standing temporary signage elsewhere on the site. This restriction shall apply not only to other permanent signs but the temporary signage as well. Any such temporary signage must be affixed to the buildings and not of a free standing nature. In my view, these restrictions will allow the Petitioner a reasonable degree of signage, without visually cluttering this property or the locale.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 5<sup>TH</sup> day of July, 1995 that a variance from Section 413(2)(f) of the Baltimore County Zoning Regulations (BCZR) to permit 271.3 sq. ft. of free-standing business signage, in lieu of the permitted 100 sq. ft., be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

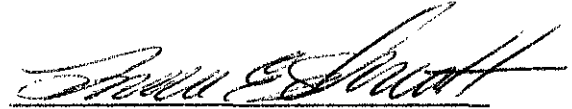
2. The proposed new sign will be perpendicular to Reisterstown Road.

3. All free standing signage on this site will be limited to the existing 7-11 sign and the

ORDERED: JULY 11, 1995  
BY: [Signature]  
7/11/95

proposed new sign. There will be no free standing temporary signage on the site. Temporary signage must be affixed to the buildings and not of a free standing nature.

4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

LES:mmm

7/6/95  
M. Grah

MICROFILMED

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

July 3, 1995

John Gontrum, Esquire  
814 Eastern Avenue  
Baltimore, Maryland 21221

RE: Case No. 95-416-A  
Petition for Variance  
Property: 610 Reisterstown Road  
Papa John's Int./Lessee  
3G Ltd. Partnership, Legal Owner

Dear Mr. Gontrum:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn

att.

cc: Mr. Sidney M. Friedman, Pikesville Chamber of Commerce

ENCLOSURE

411



# Petition for Variance

95-416-A

## to the Zoning Commissioner of Baltimore County

for the property located at 610 Reisterstown Road  
which is presently zoned BL-CS-1

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 413(2)(f) of the Baltimore County Zoning Regulations to permit a total area of 271.3 square feet of freestanding business signage in lieu of the permitted 100 square feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

The proposed use is a highly competitive business which requires an onsite sign with a recognizable company logo visible to the travelling public.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Ed Gruber  
Papa John's International

(Type or Print Name)

*Ed Gruber*  
Signature

c/o EMG Associates  
915 Tyson Drive

Address

West Chester, PA 19382

City

State

Zipcode

Attorney for Petitioner:

John Gontrum, Esq.

(Type or Print Name)

*John Gontrum*  
Signature

814 Eastern Avenue 686-8274

Address

Phone No.

Baltimore, MD

21221

City

State

Zipcode

DROP-OFF  
No REVIEW  
5/12/95  
WCR

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Brian A. Goldman  
3G Ltd. Partnership

(Type or Print Name)

MARGO REALTY, INC. General Partner  
B.A. Goldman President

Signature

*Brian A. Goldman*

(Type or Print Name)

Signature

36 Charles Street South, Ste. 240/1500

Address

Phone No.

Baltimore, MD 21201-3002 3110

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Richard E. Matz  
Colbert Matz Rosenfelt, Inc.

Name

3723 Old Court Road #206

Baltimore, MD 21208 653-3838

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

411

95-416-A

## DESCRIPTION FOR VARIANCE

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATED IN THE THIRD ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND AND BEING THE LAND CONVEYED TO 3G LIMITED PARTNERSHIP AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT THE POINT OF INTERSECTION OF THE SOUTHWEST SIDE OF REISTERSTOWN ROAD WITH THE NORTHWEST SIDE OF IRVING PLACE, RUNNING THENCE BINDING ON SAID NORTHWEST SIDE OF IRVING PLACE (1) SOUTH 59 DEGREES 34 MINUTES 00 SECONDS WEST 134.75 FEET, THENCE LEAVING SAID IRVING PLACE THE FOLLOWING TWO (2) COURSES: (2) NORTH 31 DEGREES 11 MINUTES 00 SECONDS WEST 106.00 FEET, AND (3) NORTH 59 DEGREES 34 MINUTES 00 SECONDS EAST 134.75 FEET TO SAID SOUTHWEST SIDE REISTERSTOWN ROAD, THENCE BINDING ON SAID SOUTHWEST SIDE (4) SOUTH 31 DEGREES 11 MINUTES 00 SECONDS EAST 106 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

CONTAINING 0.33 OF AN ACRE OF LAND, MORE OR LESS.

ALSO BEING KNOWN AS 610 REISTERSTOWN ROAD.

J:\COLBERT\DESCRIPT\94162.DES



**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Towson, Maryland

95-416-A

District 3rd Date of Posting 5/26/95

Posted for: Varianco

Petitioner: Papa John's

Location of property: 610 Reisterstown Rd.

Location of Signs: Facing roadway, on property being zoned

Remarks: \_\_\_\_\_

Posted by [Signature] Date of return: 6/2/95  
Signature

Number of Signs: 1



6/2/95



# NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-416-A  
(Item 411)  
810 Reisterstown Road

SWB Reisterstown Road,  
corner NW/S Irving Place  
3rd Election District  
2nd Councilmanic  
Legal Owner(s):

3G Limited Partnership  
Contract Purchaser:  
Papa John's Interna-  
tional

Hearing: Wednesday,  
June 14, 1995 at 2:00  
p.m. in Rm. 118, Old  
Courthouse.

Variance to permit a total  
area of 271.3 square feet of  
free-standing business signage  
in lieu of the permitted 100  
square feet.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handi-  
capped Accessible; for special ac-  
commodations Please Call  
887-3353.

(2) For information concern-  
ing the File and/or Hearing, Please  
Call 887-3391.

5/330 May 25.

# CERTIFICATE OF PUBLICATION

TOWSON, MD.,

5/25, 1995

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper published  
in Towson, Baltimore County, Md., once in each of 1 successive  
weeks, the first publication appearing on 5/25, 1995

THE JEFFERSONIAN,

A. Henickson  
LEGAL AD. - TOWSON

~~Printed here~~



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt  
95-416-A

Account: R-001-6150

Number 411 (WCR)

DROP-OFF ----- NO REVIEW

Date 5/12/95

#020 - VARIANCE ----- \$250.00  
#080 - SIGN POSTING ----- 35.00  
TOTAL ----- \$285.00

Legal Owner: 3G Ltd. Partnership  
Contract Purchaser: Papa John's International  
610 Reisterstown Road  
, 33 +/- acre  
3rd Election District  
2nd Councilmanic District  
John Gontrum, Esquire

check from FMG Assoc., Inc.

*[Handwritten signature]*

Please Make Checks Payable To: Baltimore County

Cashier Validation

TO: PUTUMENT PUBLISHING COMPANY  
May 25, 1995 Issue - Jeffersonian

Please forward billing to:

John Gontrum, Esq.  
814 Eastern Avenue  
Baltimore, MD 21221  
686-8274

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#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-416-A (Item 411)  
610 Reisterstown Road  
SWS Reisterstown Road, corner NW/S Irving Place  
3rd Election District - 2nd Councilmanic  
Legal Owner(s): 3G Limited Partnership  
Contract Purchaser: Papa John's International  
HEARING: WEDNESDAY, JUNE 14, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Variance to permit a total area of 271.3 square feet of free-standing business signage in lieu of the permitted 100 square feet.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

40316-A-1

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

May 18, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-416-A (Item 411)  
610 Reisterstown Road  
SWS Reisterstown Road, corner NW/S Irving Place  
3rd Election District - 2nd Councilmanic  
Legal Owner(s): 3G Limited Partnership  
Contract Purchaser: Papa John's International  
HEARING: WEDNESDAY, JUNE 14, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Variance to permit a total area of 271.3 square feet of free-standing business signage in lieu of the permitted 100 square feet.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: 3G Limited Partnership  
Papa John's International  
John Gontrum, Esq.  
Richard E. Matz

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

June 7, 1995

John B. Gontrum, Esquire  
814 Eastern Avenue  
Baltimore, Maryland 21221

RE: Item No.: 411  
Case No.: 95-416-A  
Petitioner: B. A. Goldman  
3G Ltd. Partnership

Dear Mr Gontrum:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on May 12, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: May 23, 1995

SUBJECT: 610 Reisterstown Road

INFORMATION:

Item Number: 411

Petitioner: 3G Limited Partnership

Property Size: \_\_\_\_\_

Zoning: BL-AS

Requested Action: Variance

Hearing Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

SUMMARY OF RECOMMENDATIONS:

Staff has met with the applicant's representatives to discuss the proposed sign request. Based upon a review of the proposal, this office recommended to the applicant that a smaller sign be erected on the site (this sign would have also necessitated a variance). The recommended sign met the approval of the petitioner's representatives; however, the tenant is insistent that the property be improved with a sign having a total area of 271.3 square feet.

While staff appreciates the need for this business to be advertised along this corridor, we firmly believe that variances should not be granted based upon personal preference. Therefore, we recommend that the applicant be given the opportunity to amend the requested variance to provide for sign of a reasonable size.


Prepared by: Jeffrey W. Long

Division Chief: Gary L. Keene

PK/JL

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: May 30, 1995  
Zoning Administration and Development Management

FROM:  Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for May 30, 1995  
Item No. 411

The Developers Engineering Section has reviewed the subject zoning item. We recommend that the Hearing Officer require the Reisterstown Road Streetscape conform with the Landscape Manual.

RWB:sw

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 5/30/95

FROM: DEPRM  
Development Coordination

SUBJECT: Zoning Advisory Committee  
Agenda: 5/22/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 401

407

408

409

410

411 s

LS:sp

LETTY2/DEPRM/TXTSBP



Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/23/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAY 22, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 401, 402, 404, 405,  
406, 407, 409, 410 AND 411.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



*Handwritten signature and date: 5/23/95*



**Maryland Department of Transportation**  
**State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

5-16-95

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 411 (WCR)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

WICKRETH

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

June 16, 1995

95-416-A

John Gontrum, Esquire  
814 Eastern Avenue  
Baltimore, MD 21221

RE: Preliminary Petition Review (Item # 411)  
Legal Owner: 3G Limited Partnership  
Contract Purchaser: Papa John's International  
610 Reisterstown Road  
3rd Election District

Dear Mr. Gontrum:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. Correct paving "38 feet" - scales to 28 feet.
2. Show extent of right-of-way (by arrow) on west side of Reisterstown Road.
3. Give age of existing building and parking lot (to allow for deficient parking space to street right-of-way setback).

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "John J. Sullivan, Jr.", written over a horizontal line.

John J. Sullivan, Jr.  
Planner II

Enclosure (receipt)

c: Zoning Commissioner

Hearing  
6-14-95



COLBERT MATZ ROSENFELT C.  
3723 Old Court Road Suite 206  
BALTIMORE, MARYLAND 21208

LETTER OF TRANSMITTAL

(410) 653-3838  
FAX (410) 653-7953

411

TO BALTIMORE COUNTY  
OFFICE OF ZONING

DATE	5-12-95	JOB NO.	94162
ATTENTION	CARL RICHARDS		
RE:	PAPA JOHN'S PIZZA		
	610 REISTERSTOWN ROAD		
	VIA JOHN GONTRUM		

HAND DELIVER.

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications  
☐ Copy of letter ☐ Change order ☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
1			CHECK TO BALTO. Co. \$250 FILING FEE
1			CHECK TO BALTO Co \$35 SIGN FEE.
12			PLATS TO ACCOMPANY ZONING PETITION
3			EXECUTED VARIANCE PETITIONS
3			ZONING DESCRIPTIONS
1			1" = 200' SCALE ZONING MAP

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval  
☐ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution  
☐ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment ☐ \_\_\_\_\_  
☐ FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

1. THERE ARE NO OUTSTANDING ZONING VIOLATIONS ON THE PROPERTY
2. THIS SUBMITTAL WAS REVIEWED BY KATE MILTON ON APRIL 6, 1995

DROP-OFF  
NO REVIEW  
5/12/95

ED GRUBER  
COPY TO DON GORSEY

SIGNED: DICK MATZ

COLBERT MATZ ROSENFELT, INC.  
3723 Old Court Road Suite 106  
BALTIMORE, MARYLAND 21208

# LETTER OF TRANSMITTAL

FSA

(410) 653-3838  
FAX (410) 653-7953

TO BALTIMORE COUNTY  
OFFICE OF ZONING

DATE	5-10-95	JOB NO.	94162
ATTENTION	CARL RICHARDS VIA JOHN GONTRUM		
RE:	PAPA JOHN'S PIZZA		
	610 REISTERSTOWN ROAD.		

HAND DELIVER.

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications  
☐ Copy of letter ☐ Change order ☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
1			CHECK TO BALTO Co. \$250
1			CHECK TO BALTO Co. \$35
12			PLATS TO ACCOMPANY ZONING PETITION
3			VARIANCE PETITIONS (EXECUTED) WITH ORIGINAL SIGNATURES
3			ZONING DESCRIPTIONS.
1			1"=200' SCALE ZONING MAP WITH PROPERTY OUTLINED

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval  
☐ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution  
☐ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment ☐ \_\_\_\_\_  
☐ FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS \_\_\_\_\_

Returned on 5/11/95 as the 2 questions were not answered.

COPY TO DON GODSEY  
ED GRUBER

SIGNED:

DICK MATZ

MICROFILMED

4/12/95  
rem

# telephone conversation record

DATE: 4/11/95 TIME: 4:15 AM / PM  
JOB NAME: Papa John's - Reist Rd JOB NUMBER: 941621  
CALL FROM: \_\_\_\_\_ OF: \_\_\_\_\_  
CALL TO: Brian Goldman OF: Goldman & Dember  
TELEPHONE NUMBER: \_\_\_\_\_

SUBJECT	DISCUSSION
	He won't sign off on petition until the Slide Cleaners demand has sk'd it.
	Suggests we go there & try to get their approval - they are "not very responsive".
	484-8440 ADD PHONE NUMBER
	<del>X Arlo's Lee</del> <del>OK.</del>
	<del>ARLO LEE</del> <del>DATE</del> <del>5/1/95</del>
	<del>_____</del>
	<del>Arlo's Lee</del> <del>5/1/95</del> OK IF
	ARLO LEE DATE HEIGHT IS 25'
	OR MORE FROM
	BASE TO TOP.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

RICHARD E. MATZ

~~19-MATZ~~ 3723 OLD COURT ROAD, SUITE 206.  
21208

John Gentrone



PROTESTANT(S) SIGN-IN SHEET

*Pikeville Chamber of Commerce*  
*Pikeville*

NAME

ADDRESS

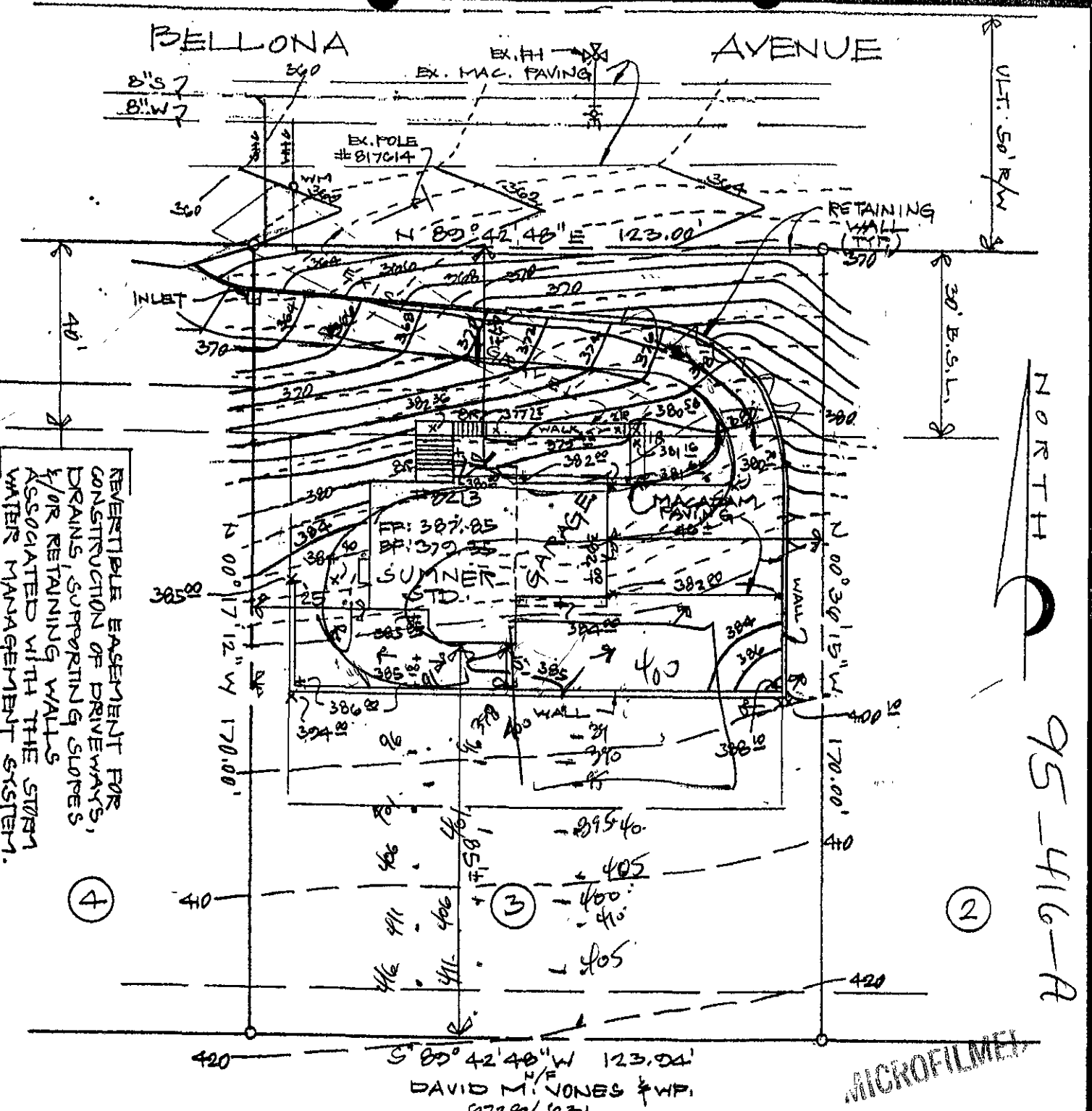
*SONBY M. FRIEDMAN*

*1700 REVISIONS, OWN ROAD 4120F*



BELLONA

AVENUE



REVERTIBLE EASEMENT FOR  
CONSTRUCTION OF DRIVEWAYS,  
DRAINS, SUPPORTING SLOPES,  
E/OR RETAINING WALLS  
ASSOCIATED WITH THE STORM  
WATER MANAGEMENT SYSTEM.

**SITE GRADING PLAN**  
#B213 BELLONA AVENUE  
LOT 3 - SECTION ONE  
"JONES PROPERTY"  
53/54  
CITY ELECTION DISTRICT  
BALTIMORE CO., MARYLAND

**Colbert Matz  
Rosenfelt & Woolfolk**

Civil Engineers • Landscape Architects  
Land Surveyors • Land Planners

3725 Old Court Road, Suite 208  
Baltimore, Maryland 21208

Telephone: (410) 863-3838  
Facsimile: (410) 863-7963

SCALE: 1" = 30' DATE: 4/20/25



PAPA JOHNS  
REGISTER TOWARD

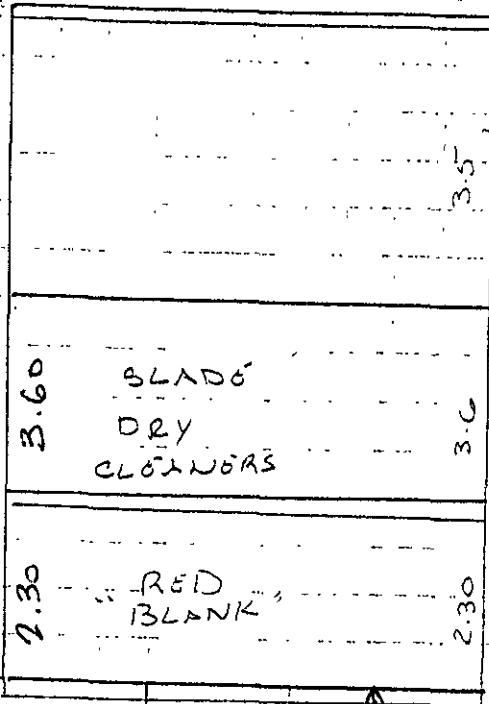
4-13-95

Distance  
94162.

AS-BUILT

7.70

10.00 ±



To BE  
25 ~~OR~~ MORE

77 SQ FT ±

150' ±

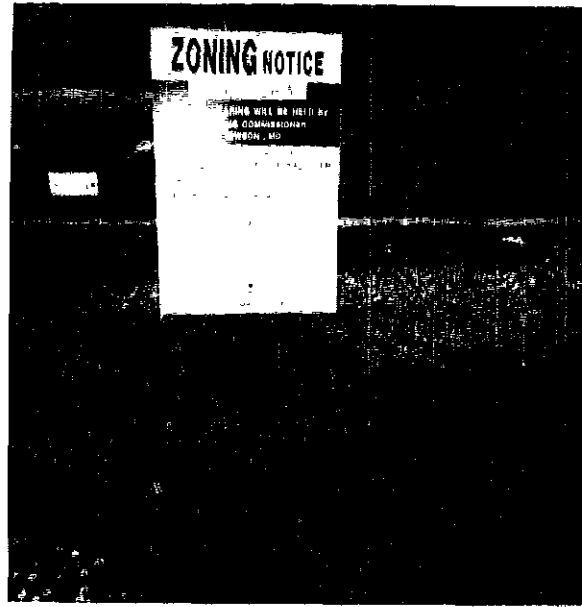


Petitioner's  
Exhibits

# 2



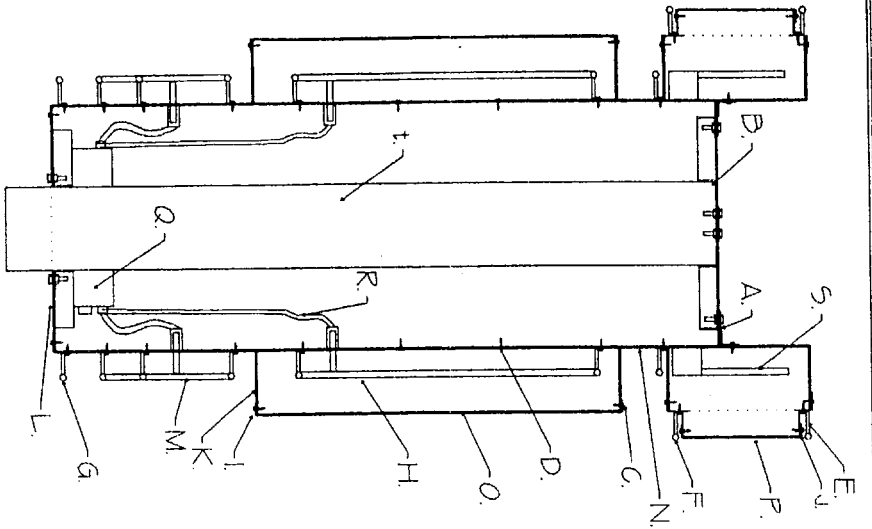
95-416-A



416

# Construction Detail

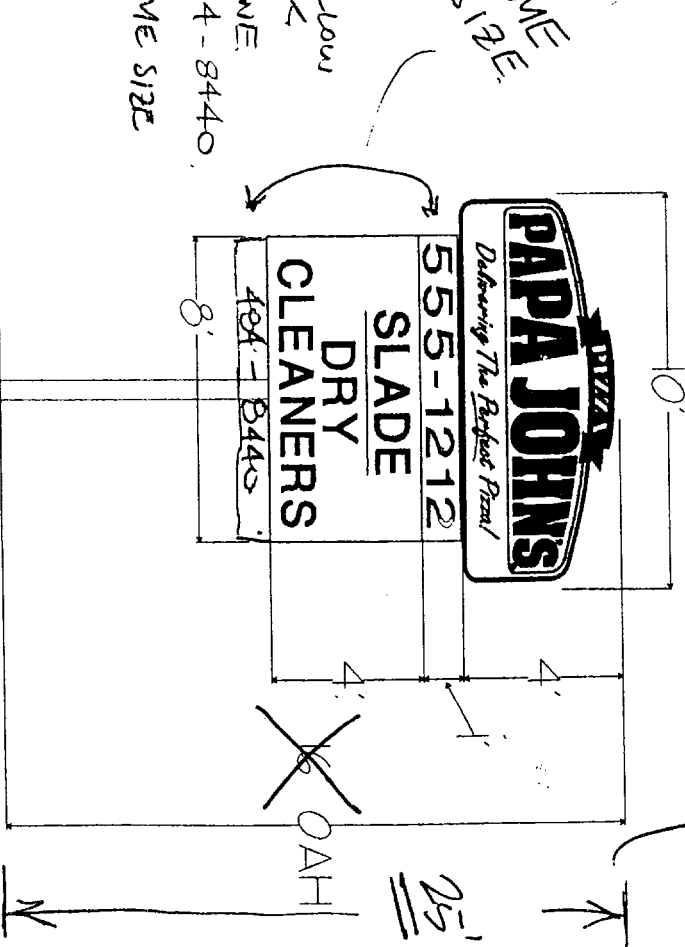
Scale: N.T.S.



- A. Plano Hinge
- B. 1 1/2" x 3/16" Angle/Iron
- C. #8 x 3/4" Screw
- D. #12 x 3/4" Screw
- E. McMahan Tube Supports
- F. Red 15mm Neon
- G. Green 15mm Neon Surround
- H. Green 15mm Neon
- I. Red Jewelle Trim
- J. Green Jewelle Trim
- K. .040 Aluminum Return Green

- L. .063 Sign Can Green
- M. Green 15mm Neon
- N. .063 Sign Face White
- O. Red Plex Faces
- P. White Lexan /w Green Trans.
- Q. Transco Transformers
- R. Tuf-Hide 14 AWG 15,000 Volts /w Electro Bits Recoverment
- S. Sign/Lite .30 AMP 120 V. 60hz
- T. 6.75" Dia.

YELLOW  
OK  
484-8440  
SAME SIZE



SIGN DESCRIPTION	ACTUAL S.F.
Monument Sign	33.63
4' x 10' D/F Pylon Logo	8.0
1' x 8' D/F Pylon Phone	2.3
Total Actual Sq. Ft. =	41.93

SPECIFICATION DATA:	App Load:
4' x 10' D/F Pylon Logo	25.6
1' x 8' D/F Pylon Phone	2.3

P. N. M. 15-1-95

PAPA JOHN'S CORP.  
60 REISTERSTOWN RD.  
BALTIMORE, MD

ALLSTATES SIGN & AWNING INC.  
PO BOX 24242 LEXINGTON, KY. 40524  
PHONE (606) 885-8444

Approval:  
Date:

THIS IS AN ORIGINAL UNPUBLISHED DESIGN CREATED BY ALLSTATES SIGN & AWNING INC. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH THE PROJECT BEING PLANNED FOR YOU BY ALLSTATES SIGN & AWNING INC. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, REPRODUCED, COPIED, OR OTHERWISE IN ANY MANNER WHATSOEVER. ALL OR ANY PART OF THIS DESIGN EXCEPTING REGISTERED TRADEMARKS, REMAIN THE PROPERTY OF ALLSTATES SIGN & AWNING INCORPORATED.



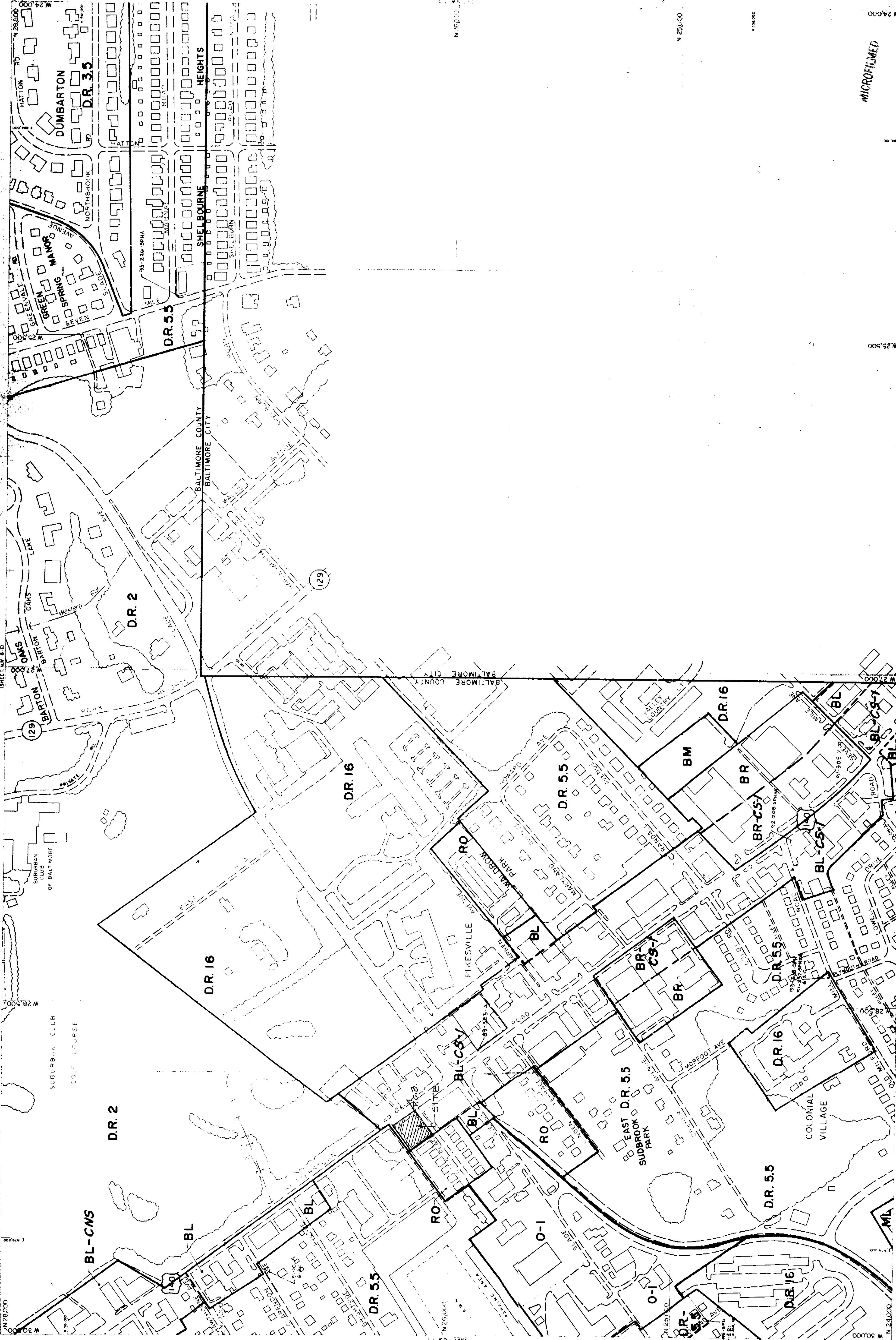
DATE DRAWN:  
DATE CHECKED:  
DRAWN BY:  
CHECKED BY:  
ROLL IN:  
CUTTING:

SHEET NO.



411

95-416-A



O - SW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS  
PHOTOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

1993 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1993

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1993 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1993

SCALE  
1" = 200'

DATE  
OF PHOTOGRAPHY  
JANUARY  
1986

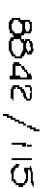
LOCATION  
PIKESVILLE

SHEET  
NW  
7-E

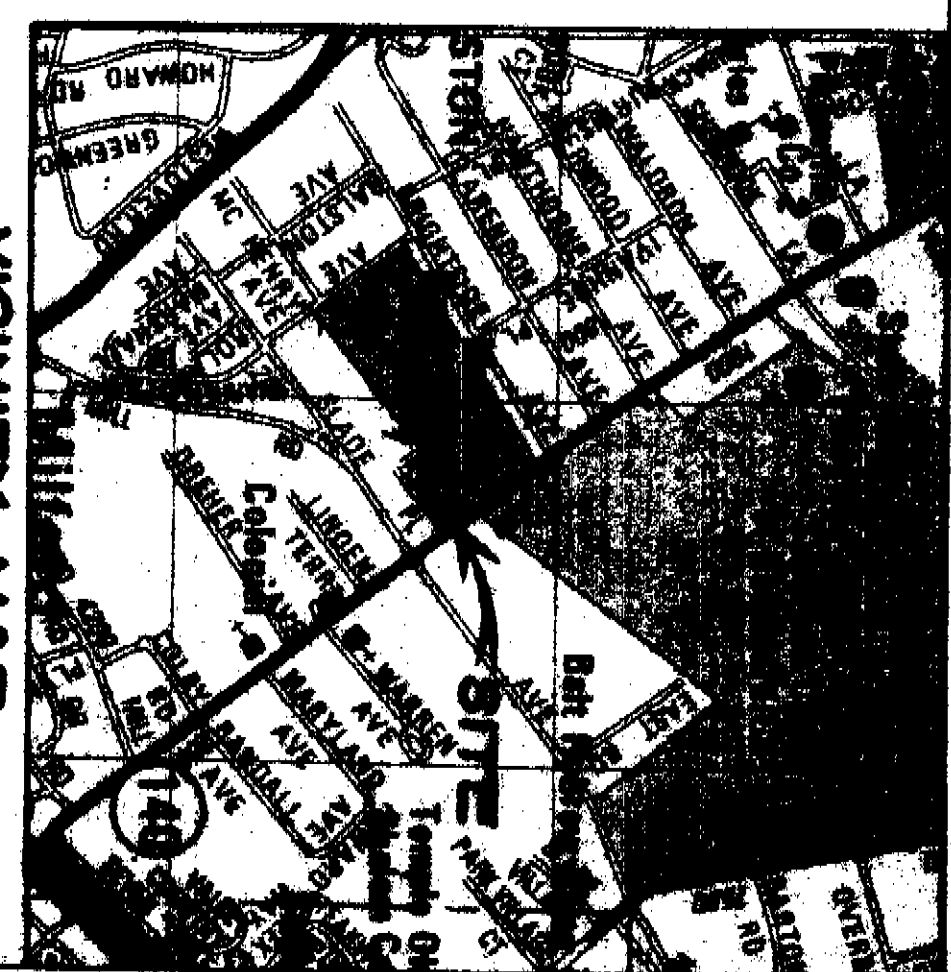
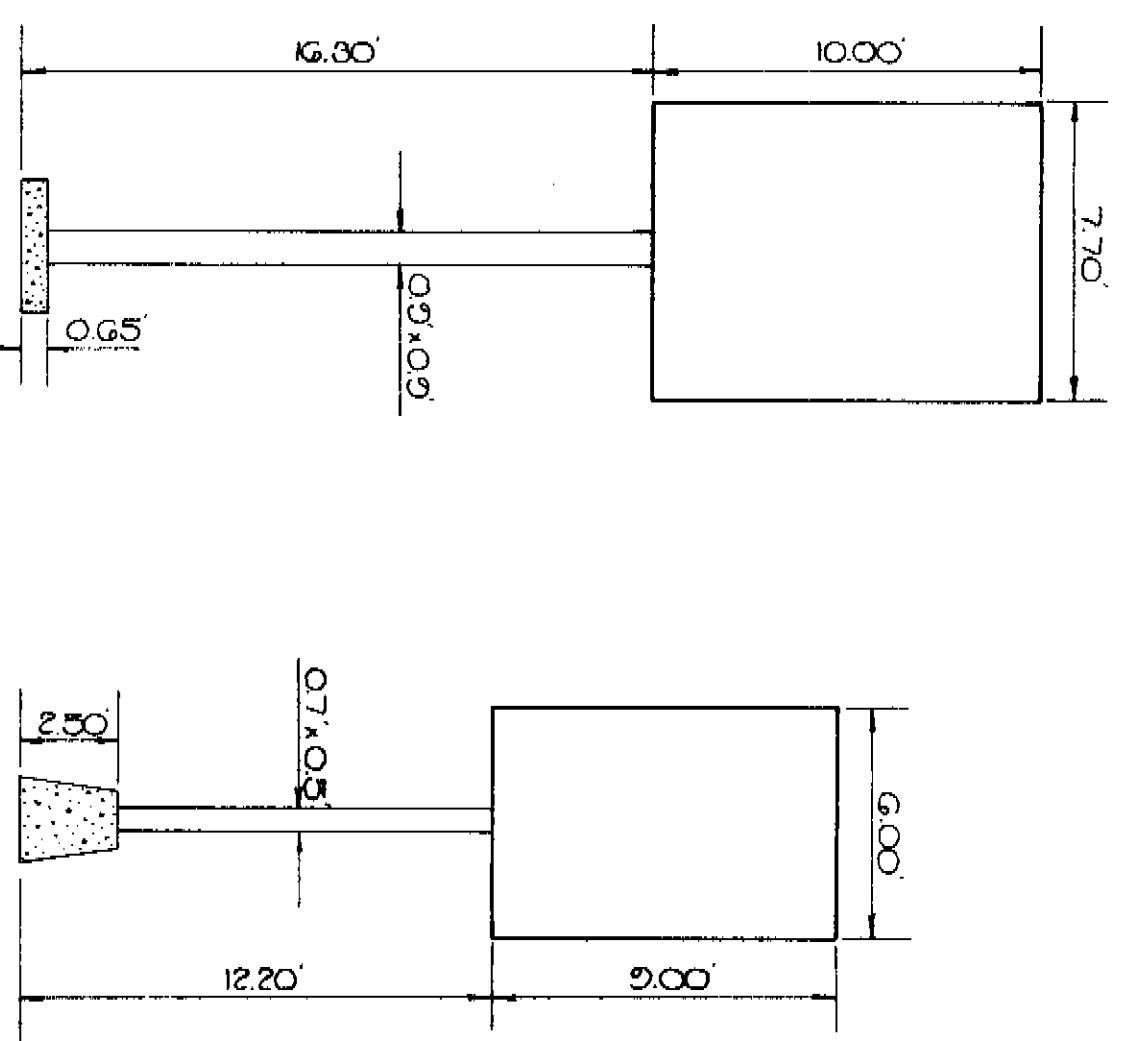
MICROFILMED

PAPA JOHN'S RESTAURANT 94462





DETAIL  
PROP. PAPA JOHN'S PIZZA SIGN  
SCALE: 1"=4'



SCALE: 1"=1000'

3. Applicant:

West Chester, Pa. 19382

Baltimore, Md. 21201-3002

3. Floor Area Ratio:  
Total Gross Floor Area - 4323 sq. ft.  
Gross Site Area - 17464 sq. ft.

Retail (incl. fast-food carryout): 3,425 sq ft

63.3 spaces/1,000 sq. ft. = 3 spaces

5. Height of Building - 1 story

95-416-A  
PRIN

MAY 10 1995

COLBERT M. AITZ ROSENFIELD, INC.

MICROFILMED

三

Colbert Matz Hosenietz, Inc.

**Engineers • Surveyors • Planner**

2025 FEB 27 PM 4:27

Baltimore, Maryland 21208

Telephone: (410) 653-383

Facsimile: (410) 653-795

100

		SCALE:

DATE:	
JOS NO	

[illegible]

	DRAWN
	CHECK

FILE:	
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DRAWING NUMBER	
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BY	SHEE
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Journal compilation © 2006 Blackwell Publishing Ltd

[illegible]



IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
SWS Reisterstown Rd., cor. NW/S \* ZONING COMMISSIONER  
Irving Place \* OF BALTIMORE COUNTY  
610 Reisterstown Road \*  
3rd Election District \*  
2nd Councilmanic District \* Case No. 95-416-A  
Legal Owner: 3G Ltd. Partnership \* Contract Purchaser: Papa John's  
Contract Purchaser: Papa John's International, Petitioner  
\* \* \* \* \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance for the property located at 610 Reisterstown Road in the northwestern section (Pikesville) of Baltimore County. The Petition is filed by Brian A. Goldman, 3G Ltd. Partnership, property owner, and Ed Gruber on behalf of Papa John's International Restaurants, Lessee. A sign variance relief is requested from Section 413(2)(f) of the Baltimore County Zoning Regulations (BCZR) to permit a total area of 271.3 sq. ft. of free-standing business signage in lieu of the permitted 100 sq. ft. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1., the plan to accompany the Petition for Variance.

Appearing at the requisite public hearing was Richard E. Matz from Colbert, Matz, Rosenfelt, Inc., engineers. Mr. Matz designed this site plan previously identified. The Petitioner was represented by John B. Gontum, Esquire. Appearing and testifying as an interested person was Sidney M. Friedman, on behalf of the Pikesville Chamber of Commerce.

Testimony and evidence offered was that the subject property comprises that block between Armory Drive to the north and Irving Place to the south on Reisterstown Road. The property is slightly less than 1/2 acre in size and is part of the commercial/office corridor along Reisterstown Road in Pikesville. The property is improved with a large existing building which presently houses three tenants. These tenants are a 7-11 convenient store, a dry-cleaners/tailor and a Papa Johns Pizza Restaurant. A large macadam

parking area occupies the front portion of the site immediately adjacent to Reisterstown Road and provides parking for these tenants.

The photographs submitted at the hearing show the site presently features two free-standing signs. One sign is in front of the 7-11 store and advertises that business. A second sign is located on the south portion of the site, immediately adjacent to the Reisterstown Road/Irving Place intersection. The sign advertises the dry-cleaners/tailor and the business which previously occupied the Papa Johns space. This sign is slightly over 26 ft. in height.

The Petitioner proposes razing that sign and replacing same. The proposed sign is shown on the site plan. It will be 25 ft. in height, slightly less than the present sign's height. The proposed sign will have the logo for the Papa John's Restaurant on top and space for the drycleaners/tailor advertisement immediately below.

Combining the two signs, (existing 7-11 sign and proposed sign) and both sides thereof, the total signage on the site is 271.3 sq. ft. The regulations mandate a maximum of 100 sq. ft. of business signage in this BL-CS-1 zone.

This is another case similar to recent cases before this Zoning Commissioner where a single property is occupied by more than one business. Obviously, restricting these three businesses to 100 sq. ft. of signage is unrealistic, particularly in this commercial corridor. These three businesses should be allowed to properly advertise their location, in a manner consistent with other businesses. I do not find the proposed signs to be out of place and are in character with signage in the area. Restricting the Petitioners to 100 sq. ft. of signage would present the tenants with a real practical difficulty, in that all three businesses need share a double faced (50 sq. ft. side per face) sign. For this reason, the Petition for

- 2 -

Variance shall be granted. Notwithstanding the relief granted, however, certain restrictions will be added to ensure continued compatibility with the neighborhood. First, the proposed new sign will be perpendicular to Reisterstown Road. The existing sign appears to be slightly offset and could be confusing. Secondly, I will restrict all free standing signage to this site to the existing 7-11 sign and the proposed new sign. That is, there will be no free standing temporary signage elsewhere on the site. This restriction shall apply not only to other permanent signs but the temporary signage as well. Any such temporary signage must be affixed to the buildings and not of a free standing nature. In my view, these restrictions will allow the Petitioner a reasonable degree of signage, without visibly cluttering this property or the locale.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 5th day of July, 1995 that a variance from Section 413(2)(f) of the Baltimore County Zoning Regulations (BCZR) to permit 271.3 sq. ft. of free-standing business signage, in lieu of the permitted 100 sq. ft., be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The proposed new sign will be perpendicular to Reisterstown Road.
3. All free standing signage on this site will be limited to the existing 7-11 sign and the

- 3 -

proposed new sign. There will be no free standing temporary signage on the site. Temporary signage must be affixed to the buildings and not of a free standing nature.

4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

LES:mmn

ORDER FOR FILING  
By: [Signature]  
Date: 7/12/95

ORDER FOR FILING  
By: [Signature]  
Date: 7/12/95

ORDER FOR FILING  
By: [Signature]  
Date: 7/12/95

ORDER FOR FILING  
By: [Signature]  
Date: 7/12/95

- 4 -

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning  
Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-4386  
July 3, 1995

John Gontum, Esquire  
814 Eastern Avenue  
Baltimore, Maryland 21221  
RE: Case No. 95-416-A  
Petition for Variance  
Property: 610 Reisterstown Road  
Papa John's Int./Lessee  
3G Ltd. Partnership, Legal Owner

Dear Mr. Gontum:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

[Signature]  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
att. cc: Mr. Sidney M. Friedman, Pikesville Chamber of Commerce



## Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 610 Reisterstown Road  
which is presently zoned BL-CS-1

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413(2)(f) of the Baltimore County Zoning Regulations to permit a total area of 271.3 square feet of freestanding business signage in lieu of the permitted 100 square feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

The proposed use is a highly competitive business which requires an onsite sign with a recognizable company logo visible to the travelling public.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contracted Partner/Lessee:  
Ed Gruber  
Papa John's International  
c/o EMG Associates  
915 Tyson Drive  
West Chester, PA 19382

Agency for Petitioner:  
John Gontum, Esq.  
814 Eastern Avenue  
Baltimore, MD 21221

814 Eastern Avenue 686-8274  
Baltimore, MD 21221

36 Charles Street South, Ste. 2401  
Baltimore, MD 21201-3002/3110

Richard E. Matz  
Colbert Matz Rosenfelt, Inc.  
3723 Old Court Road #206  
Baltimore, MD 21208 653-3838

Drop-Off  
No Review  
5/12/95  
WCR

ONE do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):  
Brian A. Goldman  
3G Ltd. Partnership  
MARGO ROSEN, INC.  
DEAN A. GOLDMAN

Signature:  
36 Charles Street South, Ste. 2401  
Baltimore, MD 21201-3002/3110

Richard E. Matz  
Colbert Matz Rosenfelt, Inc.  
3723 Old Court Road #206  
Baltimore, MD 21208 653-3838

ESTIMATED LENGTH OF HEARING  
the following date: \_\_\_\_\_ Real Time Session  
ALL \_\_\_\_\_ OTHER \_\_\_\_\_  
REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

Colbert Matz Rosenfelt, Inc.  
Civil Engineers • Surveyors • Planners

#### DESCRIPTION FOR VARIANCE

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATED IN THE THIRD ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND AND BEING THE LAND CONVEYED TO 3G LIMITED PARTNERSHIP AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT THE POINT OF INTERSECTION OF THE SOUTHWEST SIDE OF REISTERSTOWN ROAD WITH THE NORTHWEST SIDE OF IRVING PLACE, RUNNING THENCE BINDING ON SAID NORTHWEST SIDE OF IRVING PLACE (1) SOUTH 59 DEGREES 34 MINUTES 00 SECONDS WEST 134.75 FEET, THENCE LEAVING SAID IRVING PLACE THE FOLLOWING TWO (2) COURSES: (2) NORTH 31 DEGREES 11 MINUTES 00 SECONDS WEST 106.00 FEET, AND (3) NORTH 59 DEGREES 34 MINUTES 00 SECONDS EAST 134.75 FEET TO SAID SOUTHWEST SIDE REISTERSTOWN ROAD, THENCE BINDING ON SAID SOUTHWEST SIDE (4) SOUTH 31 DEGREES 11 MINUTES 00 SECONDS EAST 106 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

CONTAINING 0.33 OF AN ACRE OF LAND, MORE OR LESS.

ALSO BEING KNOWN AS 610 REISTERSTOWN ROAD.

J:\COLBERT\DESCRIPT\94162.DES



#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed Variance from the Zoning Regulations of Baltimore County, Case #95-416-A, at the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 115, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #95-416-A  
Baltimore County  
SWS Reisterstown Road, 3rd Election District, 2nd Councilmanic District  
Legal Owner(s): 3G Limited Partnership  
Contract Purchaser: Papa John's International  
Hearing: Wednesday, June 14, 1995 at 2:00 p.m. in Rm. 115, Old Courthouse.

Reference is made to a total area of 271.3 square feet of free-standing business signage in lieu of the permitted 100 square feet of business signage.

NOTES: (Hearings are Handicapped Accessible. For general accommodations please call 887-3353. Other information concerning the file number hearing, please call 887-3353.)

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/25, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/25, 1995

THE JEFFERSONIAN,

A. Henrichsen  
LEGAL AD. • TOWSON



**receipt**  
95-416-A

Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number 411 (WCR)  
DROP-OFF — NO REVIEW

Date 5/12/95

#020 - VARIANCE ————— \$250.00  
#080 - SIGN POSTING ————— 35.00  
TOTAL ————— \$285.00

Legal Owner: 3G Ltd. Partnership  
Contract Purchaser: Papa John's International  
610 Reisterstown Road  
.33 +/- acre  
3rd Election District  
2nd Councilmanic District  
John Gontrum, Esquire

check from EMG Assoc., Inc.

Please Make Checks Payable To: Baltimore County

Cashier Validation

TO: POTOMAC PUBLISHING COMPANY  
May 25, 1995 Issue - Jeffersonian

Please forward billing to:  
John Gontrum, Esq.  
814 Eastern Avenue  
Baltimore, MD 21221  
686-8274

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-416-A (Item 411)  
610 Reisterstown Road  
S&S Reisterstown Road, corner NW/S Irving Place  
3rd Election District - 2nd Councilmanic  
Legal Owner(s): 3G Limited Partnership  
Contract Purchaser: Papa John's International  
HEARING: WEDNESDAY, JUNE 14, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Variance to permit a total area of 271.3 square feet of free-standing business signage in lieu of the permitted 100 square feet.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

May 18, 1995

NOTICE OF HEARING

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Arnold Jablon  
Director

cc: 3G Limited Partnership  
Papa John's International  
John Gontrum, Esq.  
Richard E. Metz

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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on Recycled Paper

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

June 7, 1995

John B. Gontrum, Esquire  
814 Eastern Avenue  
Baltimore, Maryland 21221

RE: Item No.: 411  
Case No.: 95-416-A  
Petitioner: B. A. Goldman  
3G Ltd. Partnership

Dear Mr. Gontrum:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on May 12, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties: i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: May 23, 1995

SUBJECT: 610 Reisterstown Road

INFORMATION:  
Item Number: 411  
Petitioner: 3G Limited Partnership  
Property Size: \_\_\_\_\_  
Zoning: BL-AS  
Requested Action: Variance  
Hearing Date: \_\_\_\_\_

SUMMARY OF RECOMMENDATIONS:  
Staff has met with the applicant's representatives to discuss the proposed sign request. Based upon a review of the proposal, this office recommended to the applicant that a smaller sign be erected on the site (this sign would have also necessitated a variance). The recommended sign met the approval of the petitioner's representatives; however, the tenant is insistent that the property be improved with a sign having a total area of 271.3 square feet.

While staff appreciates the need for this business to be advertised along this corridor, we firmly believe that variances should not be granted based upon personal preference. Therefore, we recommend that the applicant be given the opportunity to amend the requested variance to provide for sign of a reasonable size.

Prepared by: Jeffrey M. Long  
Division Chief: Carol L. Kwan  
PK/JL

ITEM411/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for May 30, 1995  
Item No. 411

The Developers Engineering Section has reviewed the subject zoning item. We recommend that the Hearing Officer require the Reisterstown Road Streetscape conform with the Landscape Manual.

RWB:sw

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM  
FROM: DEPRM  
Development Coordination

SUBJECT: Zoning Advisory Committee  
Agenda: 5/23/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 401  
407  
408  
409  
410  
411

LS:sp  
LETTY2/DEPRM/TXTSBP

Baltimore County Government  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21286-5500 (410) 887-4500

DATE: 05/23/95

Arnold Jablon  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW  
LOCATION: DISTRIBUTION MEETING OF MAY 22, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 401, 402, 404, 405, 406, 407, 409, 410 AND 411.

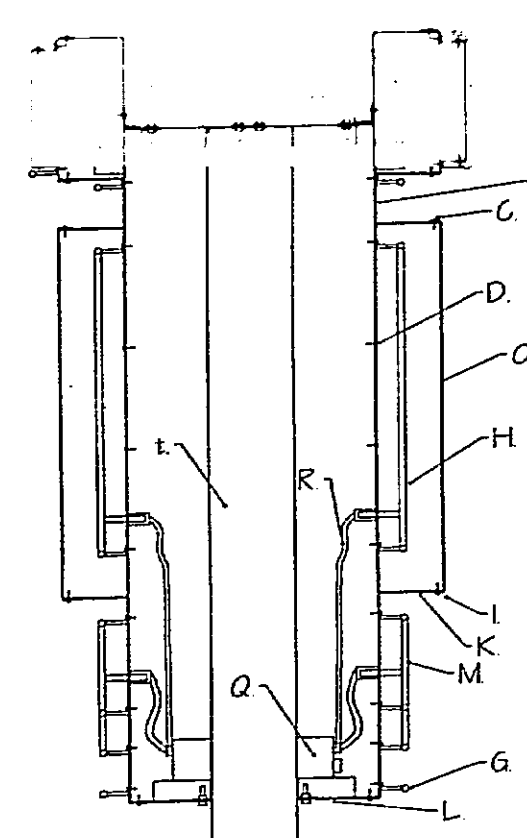
REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-48B1, MS-1102F

cc: Fire

Printed on Recycled Paper



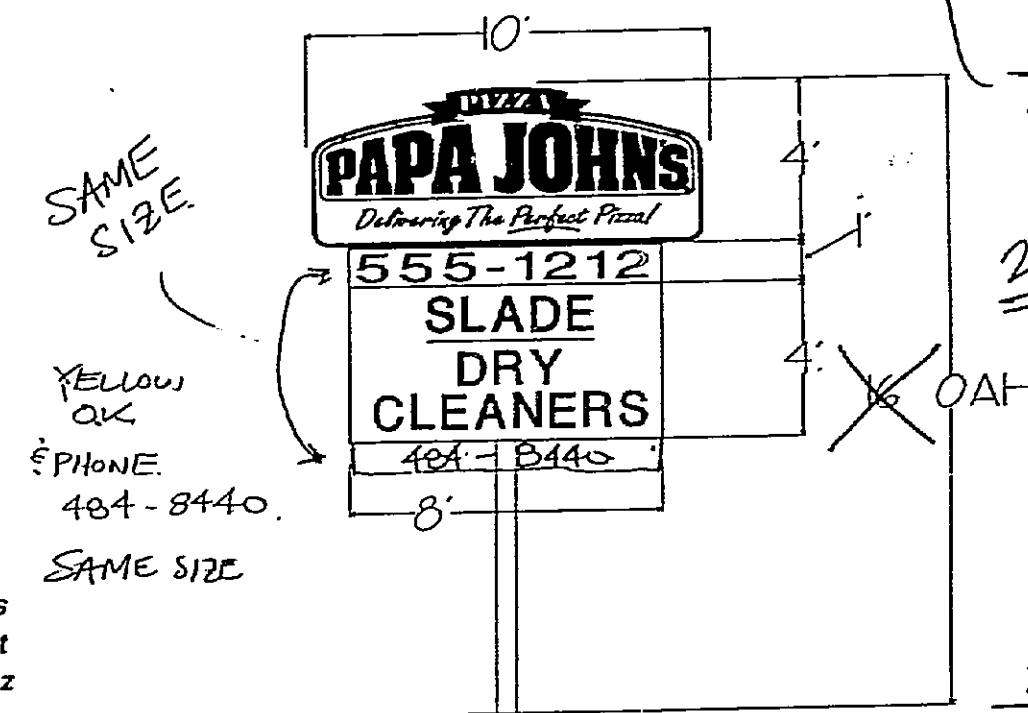




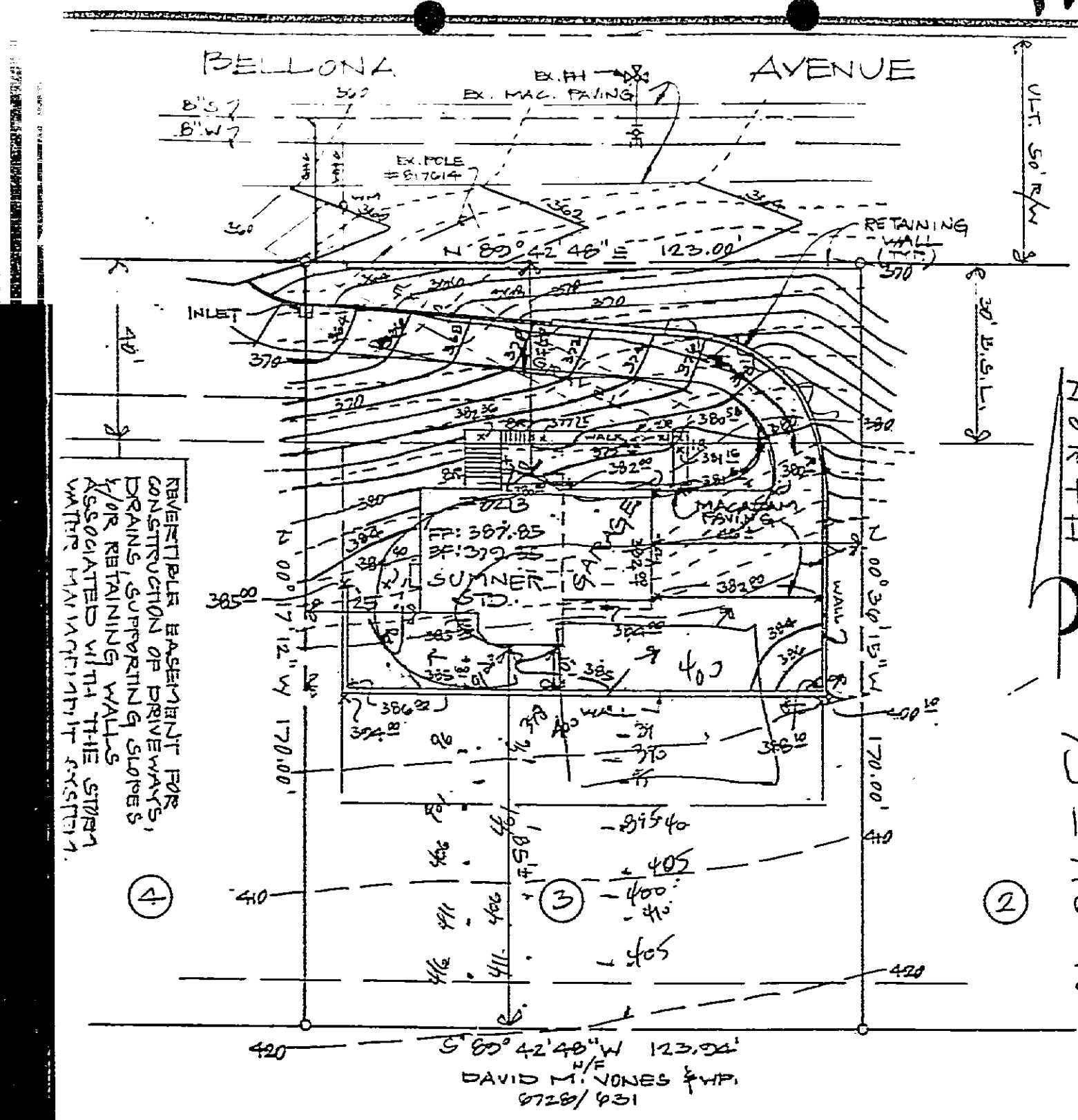
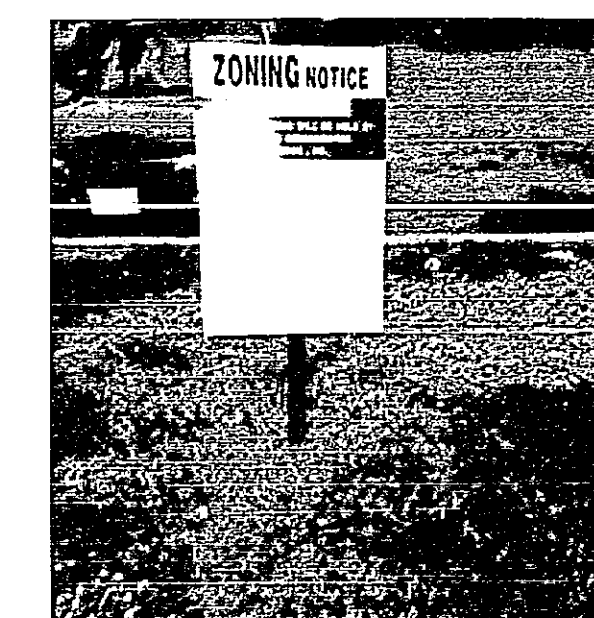
# Construction Detail Scale: N.T.S.

- A. Piano Hinge
- B. 1 1/2" x 3/16" Angle/Iron
- C. #8 x 3/4" Screw
- D. #12 x 3/4" Screw
- E. McMahon Tube Supports
- F. Red 15mm Neon
- G. Green 15mm Neon Surround
- H. Green 15mm Neon
- I. Red Jewellite Trim
- J. Green Jewellite Trim
- K. .040 Aluminum Return Green

- L. .063 Sign Can Green
- M. Green 15mm Neon
- N. .063 Sign Face White
- O. Red Plex Faces
- P. White Lexan /w Green Trans. Vinyl on Face Side
- Q. Transco Transformers
- R. Tut-Hide 14 AWG 15,000 Volts /w Electro Blits Recooverment
- S. Sign/Lite .30 AMP 120 V. 60hz
- T. 6.75" Dia.



YELLOW  
OAK  
PHONE  
484-8440  
SAME SIZE



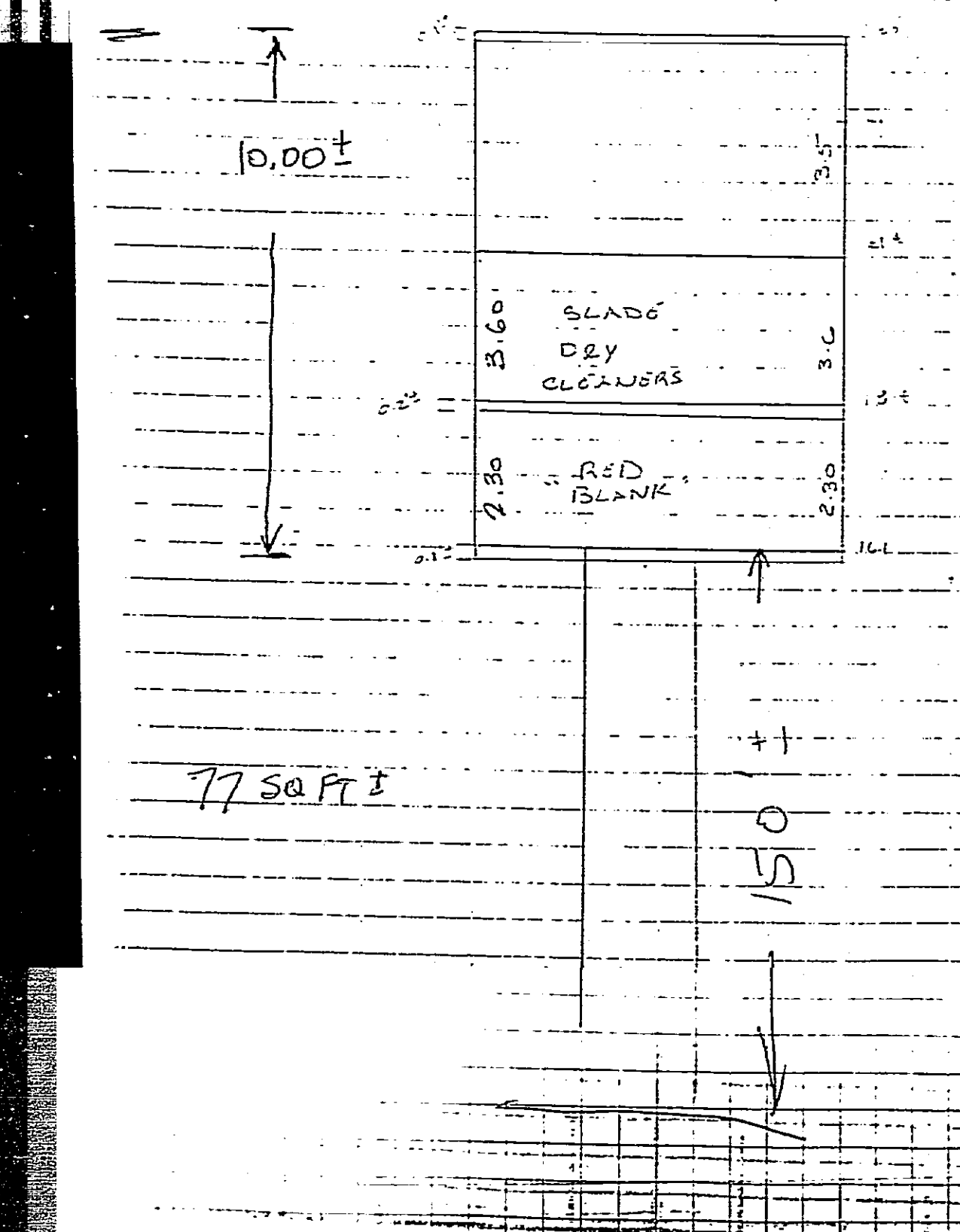
## SITE GRADING PLAN

Colbert Matz  
Rosenfeld & Woolfolk  
Civil Engineers - Landscape Architects  
Land Surveyors - Local Planners  
3723 Old Court Road, Suite 200  
Baltimore, Maryland 21208  
Phone: (410) 553-3000  
Fax: (410) 553-7000

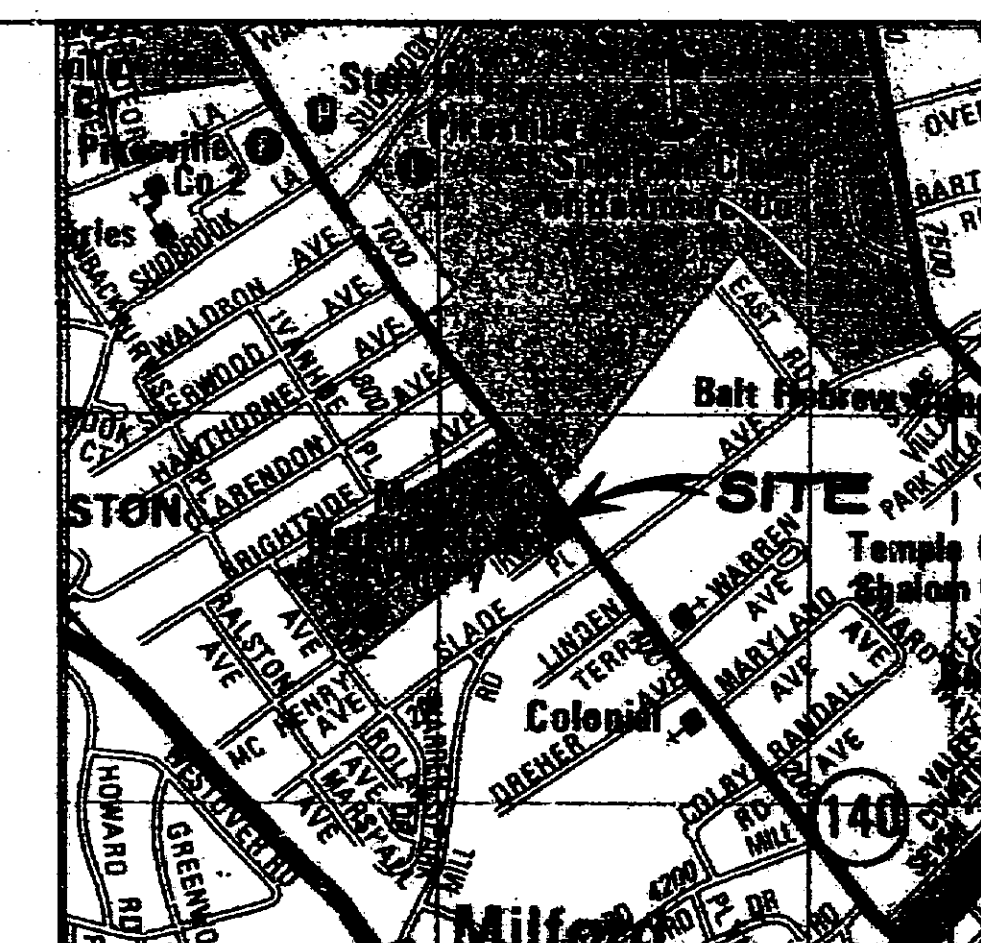
SCALE: 1" = 30' DATE: 4/20/95

PAPA JOHNS  
REGISTERED  
4-13-95  
13122  
94162

AS-BUILT  
7.70







**VICINITY MAP**  
SCALE: 1" = 1000'

**NOTES**

- Applicant:  
Papa John's International  
c/o Ed Gruber  
EMG Associates  
915 Tyson Drive  
West Chester, Pa. 19382  
  
Owner:  
Brian A. Goldman  
3C Limited Partnership  
36 Charles Street South  
Suite 1500  
Baltimore, Md. 21201-3002
- Proposed Use: Fast Food Carryout
- Floor Area Ratio:  
Total Gross Floor Area - 4323 sq. ft.  
Gross Site Area - 17464 sq. ft.  
F.A.R. - 0.25  
Maximum Permitted F.A.R. - 3.0
- Off-Street Parking:  
Retail (incl. fast-food carryout): 3,425 sq. ft.  
# 5 spaces/1,000 sq. ft. = 18 spaces  
Services: 900 sq. ft.  
# 3.3 spaces/1,000 sq. ft. = 3 spaces  
  
Total Spaces Required: 21 inc. 1 handicap  
Total Spaces Provided: 22 inc. 1 handicap
- Height of Building - 1 Story

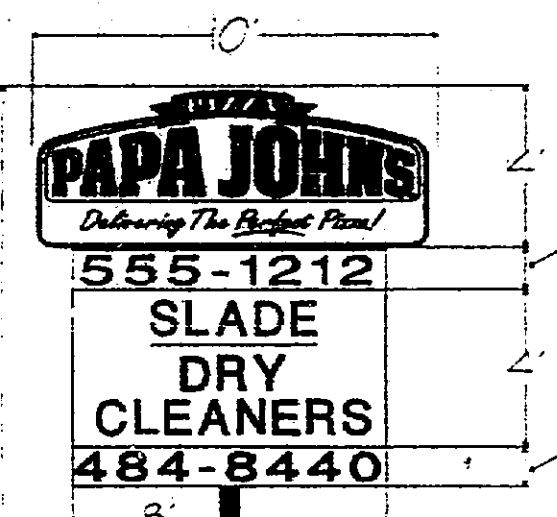
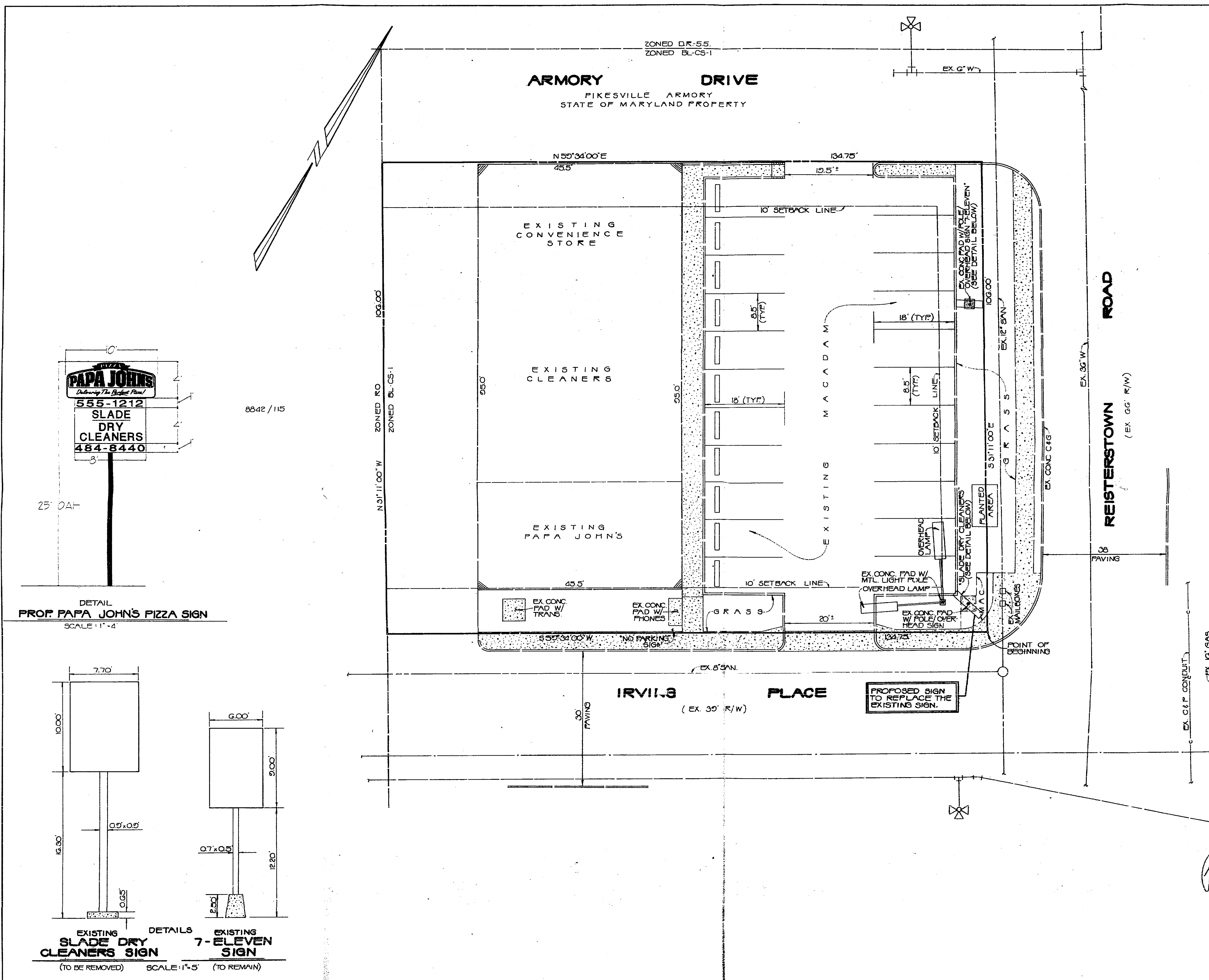
**95-416-A**  
**PRINTED**  
MAY 10 1995  
COLBERT MATZ ROSENFELT, INC.

**PLAN TO ACCOMPANY  
VARIANCE HEARING  
"PAPA JOHN'S PIZZA"**  
610 REISTERSTOWN ROAD  
BALTIMORE COUNTY, MARYLAND  
ELECTION DISTRICT N° 3  
COUNCILMANIC DISTRICT N° 2  
CENSUS TRACT 4034.02

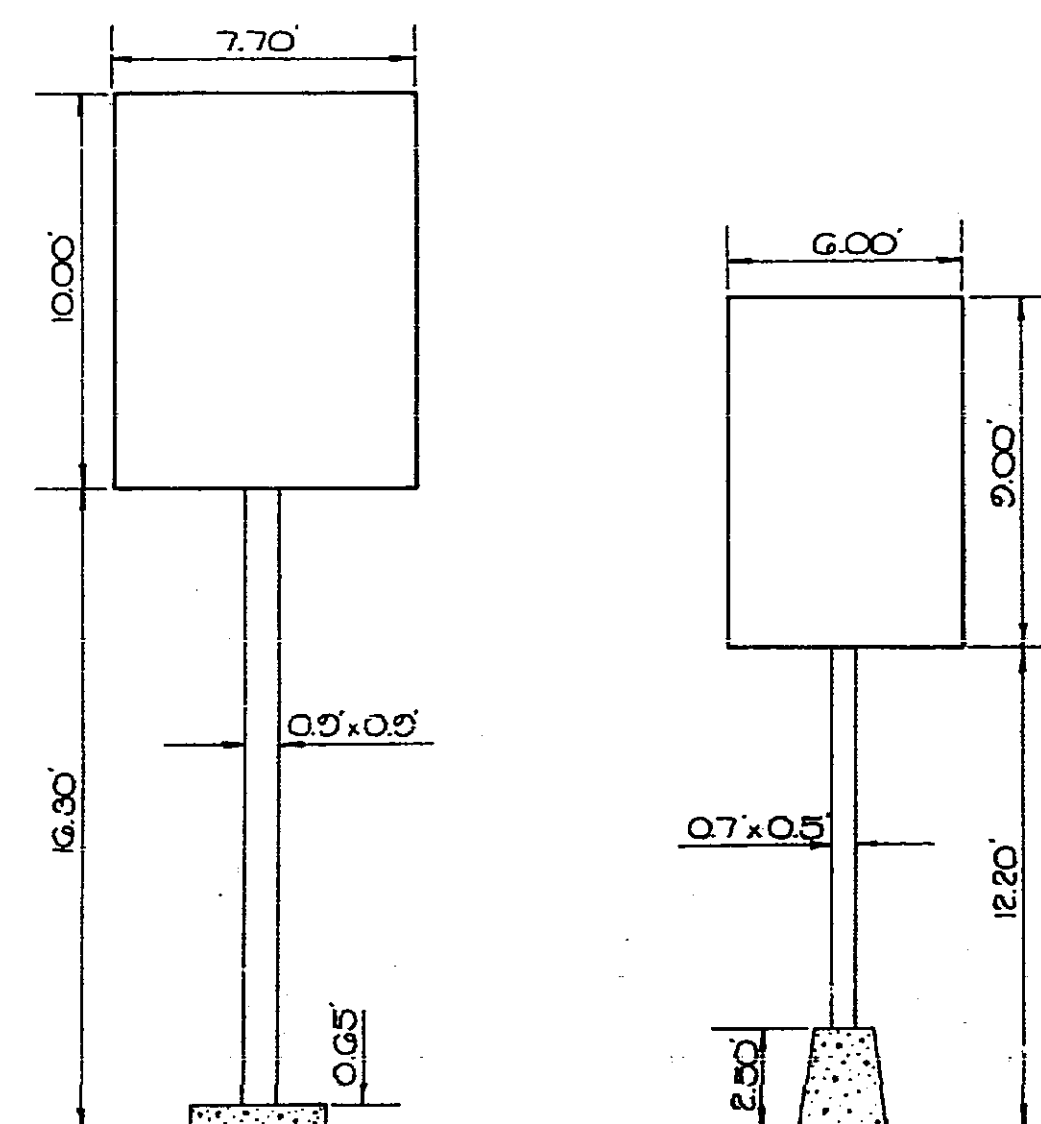
**411**

**Colbert Matz Rosenfelt, Inc.**  
Engineers • Surveyors • Planners  
3723 Old Court Road, Suite 206  
Baltimore, Maryland 21208  
Telephone: (410) 653-3838  
Facsimile: (410) 653-7953

NO.	DATE	REVISIONS	BY	SHEET	OF



**DETAIL  
PROP. PAPA JOHN'S PIZZA SIGN**  
SCALE: 1" = 4'



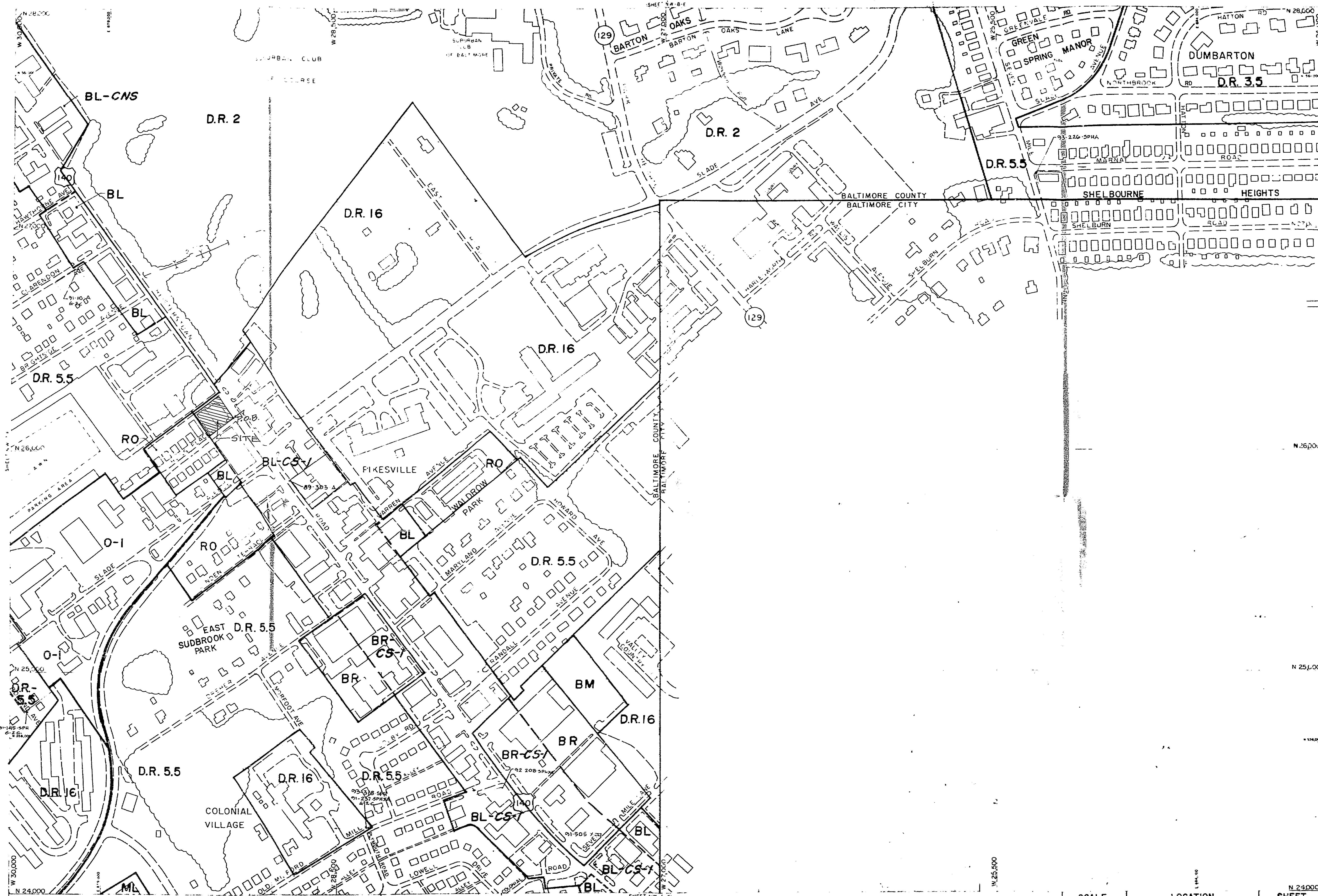
**EXISTING  
SLADE DRY  
CLEANERS SIGN**  
(TO BE REMOVED)  
**EXISTING  
7-ELEVEN  
SIGN**  
(TO REMAIN)  
SCALE: 1" = 5'



NW 7E

411

95-416-A



THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

**BALTIMORE COUNTY**  
**OFFICE OF PLANNING AND ZONING**  
**OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992

SCALE  
1" = 200' ±

LOCATION  
PIKESVILLE

DATE OF PHOTOGRAPHY  
JANUARY 1996

SHEET  
NW  
7-E

ROAD CORRECTIONS 94402